179.0	0004	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	677,300 /	677,300
					USE VALUE:	677,300 /	677,300
					ASSESSED:	677,300 /	677,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
254		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HEALY MARY ELLEN	
Owner 2:		
Owner 3:		
Street 1:	254 SYLVIA ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	WARBURG JEREMY H & -
Owner 2:	MCCUE MARGARET G -
Street 1:	254 SYLVIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Wood Shingle Exterior and 1532 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	288,800		388,500	677,300
Total Card	0.103	288,800		388,500	677,300
Total Parcel	0.103	288,800		388,500	677,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.10 | /Parcel: 442.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 121521

GIS Ref

GIS Ref

Insp Date 06/02/16

!14080!

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	263,600	0	4,500.	388,500	652,100	652,100	Year End Roll	12/18/2019
2019	101	FV	227,700	0	4,500.	383,000	610,700	610,700	Year End Roll	1/3/2019
2018	101	FV	227,700	0	4,500.	294,100	521,800	521,800	Year End Roll	12/20/2017
2017	101	FV	227,700	0	4,500.	277,500	505,200	505,200	Year End Roll	1/3/2017
2016	101	FV	220,300	0	4,500.	255,300	475,600	475,600	Year End	1/4/2016
2015	101	FV	204,600	0	4,500.	238,700	443,300	443,300	Year End Roll	12/11/2014
2014	101	FV	187,500	0	4,500.	219,800	407,300	407,300	Year End Roll	12/16/2013
2013	101	FV	187,500	0	4,500.	219,800	407,300	407,300		12/13/2012

PRINT

Date	Time
12/11/20	03:57:38

LAST REV

Date	Time
10/01/20	12:00:49

apro

14080

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WARBURG JEREMY	75482-187	1	8/28/2020		818,000	No	No		
COVEL ALBERT L	63648-95		5/22/2014		520,000	No	No		
COVEL ALBERT L	63468-199		4/9/2014	Convenience	1	No	No		
COVEL ALBERT/ET	27850-346		11/6/1997	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/2016	678	Solar Pa	1,144					solar array
9/11/2014	1173	Renovate	51,000		9/11/2014			Remodel kitchen. R
7/13/2004	623	New Wind	4,255			G6	GR FY06	11 vinyl repl wndw

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
6/2/2016	Inspected	PT	Paul T
5/19/2016	Permit Visit	PT	Paul T
5/19/2016	Left Notice	PT	Paul T
1/5/2009	Info At Door	345	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	121521
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	6									388,499						388,500	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	388,499	Spl Credit		Total:	388,500				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	323796
Depreciation:	34970
Depreciated Total:	288826

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

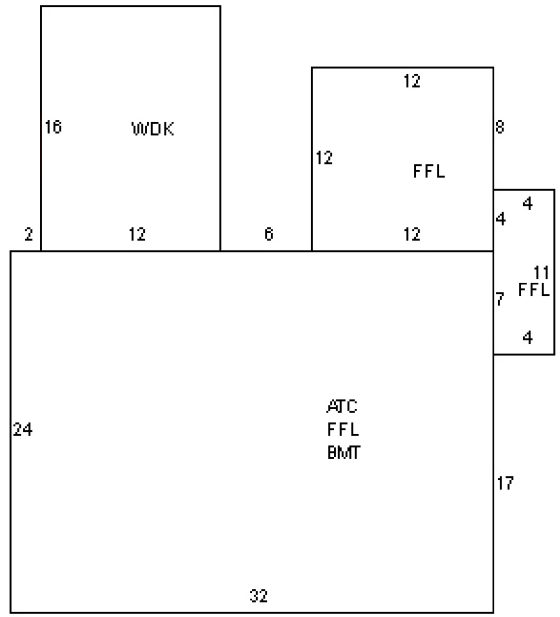
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	132.17
Final Total:	288800	Val/Su SzAd	235.79

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	956	141.740	135,499
BMT	Basement	768	80.790	62,046
ATC	Attic	269	141.740	38,099
WDK	Deck	192	11.210	2,152

Net Sketched Area:	2,185	Total:	237,796
Size Ad	1224.7999	Gross Are	2684	FinArea	1532
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc